

Chris Kauffman  
Grand County Treasurer  
125 E Center St. Moab, UT 84532  
435-259-1338 ckauffman@grandcountyutah.net  
Office Hours: Mon-Fri, 8am-5pm  
\*\*office closed November 11, 28, 29\*\*



## 2024 Real Property Tax Notice

**Due December 2, 2024**

Pay Online or by phone, see back for details.  
Onetime eCheck payments are FREE

### Property Information

<b>Owner Name(s):</b> PIPEDREAM HILLS LLC	<b>Street Address:</b> E 0300 S: 72
<b>Mortgage Co. That May Pay Your Taxes:</b> No Requesting Company	<b>Back Tax Status:</b> No Back Taxes Outstanding
<b>Parcel Number:</b> 01-0001-0020	<b>Taxing District:</b> 001 - Moab City District

### Tax Information

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
Commercial Building		12,746	12,745	138.64
Commercial Land	0.41	519,369	519,370	5,649.71
See back for: Primary Residential Exemption				
<b>Totals</b>	<b>0.41</b>	<b>532,115</b>	<b>532,115</b>	<b>5,788.35</b>
Taxing Units/Entities	Budget Hearing Date, Time, Location	Tax Rate	Tax Amount	
Moab City	08/06/2024 6:00pm 217 E Center St (Hearing Held)	0.002149	1,143.52	
Grand County General	12/03/2024 6:00pm 125 E Center St	0.001382	735.38	
School - General	06/20/2024 6:00pm 264 S 400 E (Hearing Held)	0.004528	2,409.42	
School - State Basic Levy		0.001408	749.22	
Multicounty Assessing & Collecting		0.000015	7.98	
County A&C	12/03/2024 6:00pm 125 E Center St	0.000238	126.64	
Library	12/03/2024 6:00pm 125 E Center St	0.000442	235.19	
Grand County Cemetery	12/10/2024 6:00pm 2651 Spanish Valley Dr	0.000117	62.26	
Moab Mosquito Abatement	12/02/2024 6:00pm 1000 E Sand Flats Rd	0.000156	83.01	
Moab Valley Fire	12/09/2024 6:00pm Station 1, 45 S 100 E	0.000398	211.78	
Charter School State Levy		0.000045	23.95	

**Current Year Tax Totals >** **0.010878** **5,788.35**

**Prepayments** **0.00** **Abatements/Credits** **0.00** **Current Year Tax Due** **5,788.35**

**Please forward this notice to new owner if property has sold.**  
*This property may be subject to a reappraisal in 2025 under State Law 59-2-303.1*

**Prior Years' Back Tax Due** **0.00**

**Total Tax Due All Years** **5,788.35**

**Pay Online at grandcountyutah.net**

FREE eChecks & other options, see back.



**Parcel Number:**

**01-0001-0020**

**Auto Bill Pay not enrolled.**

**OR make check payable to:**

Grand County Treasurer  
PO Box 1268, Moab UT 84532, (435) 259-1338

**Total Due  
By DEC 2<sup>ND</sup>**



**\$5,788.35**

2363\*9\*\*G50\*\*1.443\*\*3/10\*\*\*\*\*AUTO\*\*5-DIGIT 84532  
PIPEDREAM HILLS LLC  
775 HILLSIDE DR  
MOAB UT 84532-0000

**Paying late? Penalty is also owed!**  
See back of this stub for amount.

☐ Yes! I want to make monthly prepayments for 2025 taxes. Please mark box and see back of this stub for more about coupons.

☐ My address has changed! Please mark box and enter new address on back of this stub.



## Ways to Pay Electronically

### Pay Online at [grandcountyutah.net](https://grandcountyutah.net):

- **eCheck** – a secure and convenient transfer out of your bank account. **Onetime eChecks are free.** Recurring eChecks are charged 49¢ per payment by the service provider. You can pay multiple parcels with one eCheck. No fees go to the County.
- **Credit or Debit Card** – a 2.5% fee is charged by Instant Payments, the service provider.
- **Auto Bill Pay** – set up automatic, recurring, payments monthly or annually, fees apply.

**Pay by Phone:** 1-800-764-0844, use eCheck, credit or debit card. Same fees as above.

### Why Pay Electronically?

**Easy** – no mail to send or check to write. Anyone can do it!

**Free** – for onetime eChecks.

**Fast** – payment arrives exactly when you schedule it.

**Safe** – reduces chance of ID theft.



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## Other Ways to Pay

**Pay by Mail:** PO Box 1268, Moab, UT 84532, please use enclosed envelope and include bottom portion of this notice. Write parcel number(s) on check, multiple parcels on 1 check OK. Do not send cash. If postmarked after Dec 2<sup>nd</sup>, penalty will be owed.

**Pay in Person:** Pay by cash, check or debit/credit (fees apply) in the Courthouse, 125 E. Center St, Moab (closed Nov. 11, 28, 29).

## General Information

**Primary Residential Exemption:** If your taxable value is less than your market value, then you are receiving the 45% exemption on the home and up to 1 acre of land. Contact the Assessor's Office, 435-259-1329, to apply, to report a change or for more information.

**Tax relief:** Programs are available for those who qualify, information is available by calling 435-259-1338 or at [grandcountyutah.net](https://grandcountyutah.net).

**Back Taxes (Delinquencies):** The amount of back tax you owe is **\$0.00**. This amount has interest calculated to December 2nd 2024. Interest is prorated and added daily at a rate of 10.00% per year (rate is an estimate). If you are paying on any other date, you can call 435-259-1338 for a more accurate amount owed. If this property was recently subdivided or combined, other delinquencies may apply which do not appear on this notice. Unpaid tax, penalty and interest are assessed as a lien and if not paid in-full within the 4 year redemption period, the property will be offered to the public at TAX SALE. The property is then deeded to the successful bidder. Until 11:59 pm on 12/2/2024, all payments will be applied to the most current back tax year first. Starting 12/3/2024 payments will be applied to 2024 tax first and then the next most current back tax year. 12/3/2024 is also the date that unpaid 2024 taxes become delinquent. State law requires that payments are applied to interest first then penalty then principal in any given year.

**Returned Payments:** If payment is returned by a financial institution for any reason, the payment will be canceled without notice to the property owner, and a **returned payment fee of \$25.00** will be added to the tax amount.

**Bankruptcy:** If you have filed for bankruptcy, this notice is not a demand for payment and is intended for informational purposes only. Please discuss your obligations for post petition taxes with your legal counsel.

**Additional Information:** Failure to receive a tax notice does not relieve the owner's responsibility to pay taxes on time or from paying penalties and interest. Contact the Assessor's Office, 435-259-1329, for questions about property assessment, valuations, or exemptions. You are responsible if you pay on property other than your own. Pursuant to Utah Code 59-2-1317, you have the right to allocate partial payments between total amount due for property tax, assessments, delinquent local district fees, and any other amounts due on this notice.

**Property Watch:** Sign up for a free service to receive emails whenever there is a recorded change to your parcel by emailing the Recorder's Office at [gnelson@grandcountyutah.net](mailto:gnelson@grandcountyutah.net). Please include the parcel numbers of the parcels for which you are requesting notification.

### Property Address/Legal Description

Parcel Number: <b>01-0001-0020</b>	Serial Number: <b>26-21-1-22</b>	May be abbreviated, not for legal use.
E 0300 S: 72 - BEG 847.5 FT E OF NW COR SW¼SE¼ SEC 1 T26S R21E; S 263 FT; W 81.8 FT; N 263 FT; E 81.8 FT; --/-- EXC		

**Paying Late? –** Penalty is also due depending on when you are paying. Use the chart below to see what you owe.

Date of Payment/Postmark	On or before Dec 2 <sup>nd</sup> , 2024	Dec 3, 2024 to Jan 31, 2025	After Jan 31, 2025
Amount you owe	<b>\$5,788.35</b>	<b>\$5,846.23*</b>	<b>Call our office for amount owed, 435-259-1338</b>
Penalty/Interest added per parcel for 2024 Tax	No penalty or interest!	1% penalty (minimum \$10.00) and no interest.	2.5% penalty (minimum \$10.00) + interest from 1/1/25.

\*This includes **\$0.00** owed in back tax with back tax calculated to 1/31/2025. Back tax interest is prorated and added daily. If you are paying on a different date and owe back tax, then you can call 435-259-1338 for a more accurate amount due.

<b>Pre-Payment Coupons for 2025</b> Check the box on front of this stub to receive a free booklet of coupons that spread your 2025 tax payments out over 10 months in 2025. Prepayments are optional and can be made without coupons.	<b>Address Changes</b> List new address <b>Email Receipt</b> List email address to receive a receipt	PIPEDREAM HILLS LLC _____ _____ _____
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